

**PLANNING AND ZONING COMMISSION
MINUTES
PUBLIC HEARING/GENERAL MEETING
SEPTEMBER 24, 2013**

Place: Room 119, Town Hall

TIME: 8:00 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Spain, Cameron, DiDonna, Olvany

STAFF ATTENDING: Ginsberg, Keating
RECORDER: Syat, Channel 79

Chairman Spain opened the meeting at 8 P.M. and read the following agenda item:

PUBLIC HEARING

Continuation of Public Hearing regarding Special Permit Application #277/Amendment of Site Plan #248, Day Street Development LLC., 13 Grove Street. Proposing to establish a wine bar/restaurant and retail wine store in the first floor of the building now under construction at 13 Grove Street. The subject property is located on the southwest corner formed by the intersection of Day Street and Grove Street, and shares a parking lot with 1015 Boston Post Road, and is shown on Assessor's Map #73 as Lots #15 & #16 in the CBD Zone. ***PUBLIC HEARING OPENED ON JUNE 25, 2013, THEN CONTINUED TO JULY 23, 2013 AND SEPTEMBER 24, 2013.***

Mr. Ginsberg said that he spoke with the owner of the property, Albert Orlando, who asked for a continuation of the public hearing to until October 1, 2013. Mr. Ginsberg said that the State Statutes will not allow any further extensions of the continuation of the public hearing beyond that date. Ms. Cameron said that there is a need for additional information and that information needs to be submitted in advance of the public hearing so that it can be reviewed. Commission members agreed to continue the public hearing on October 1, 2013 regarding this matter.

Chairman Spain then read the following agenda item:

Special Permit Application #188-E/Site Plan, Darien Athletic Foundation, Darien High School, 80 High School Lane. Proposing to construct a pavilion building (including concession stand, ticket booth, and bathrooms) at the south end of the Stadium Field at Darien High School, and perform related site development activities. The subject property is located on the north side of High School Lane approximately 1,200 feet west of its intersection with Middlesex Road, and is shown on Assessor's Map #9 as Lots #80 and #81, R-2 Zone.

Attorney Bruce Hill represented the Darien Athletic Foundation (DAF), and explained that they are in the process of making improvements to the high school facilities. They recently obtained approval for a new scoreboard. They are now proposing a pavilion at the entrance to the football field area. This pavilion will serve as a ticket booth, concession stand, restrooms, and also house some mechanical equipment. He said the pavilion will not involve any change in the program or uses of the high school. He said that the DAF would be responsible for the construction of the project and then the facilities would be turned over to the Board of Education (BOE). The pavilion would be open at times decided by the BOE and run by the BOE subject to their rules and decisions. Mr. Hill said that they have

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obtained approval from the BOE sub-committee and now they must obtain all the other approvals necessary to build the pavilion before the BOE makes a final decision on whether to accept this gift.

Peter Graham, President of the Darien Athletic Foundation, said that the BOE has approved the project to the extent that the DAF is now ready to move forward with obtaining all the other permits and approvals. Mr. Spain asked if the project needed a Mandatory Referral report. Mr. Ginsberg said that one of the questions the Commission is address is whether they believe this is a “substantial improvement”. Mr. Hill said that he believes that the pavilion was part of the big picture reviewed by the Planning & Zoning Commission in the Mandatory Referral that was previously approved by the Commission. Mr. Spain asked what other projects might be involved in the larger scope of projects at the high school. Mr. Hill responded that they do not want to seem presumptive of other possible projects that will need BOE and RTM approval, because they have not yet discussed other possible projects with those groups. Mr. Graham said that for now, there are three phases to the DAF’s projects; they include the scoreboard which has already been installed, the pavilion concession stand, and the possibility of installing artificial playing surfaces at three of the fields at the high school. All of these projects need fund raising and approvals from various boards and commissions.

Architect Neil Hauck explained that the proposed pavilion will be at the southern end of the football field and track. He said that this is the natural entrance area from the main parking lot to the field area. Walkways around the proposed pavilion will need to be modified to funnel pedestrian traffic through the ticket gate area. He said the pavilion will have a concession stand / sales area and restrooms facing the field/stadium side. The ticket sales/entrance gate will face the parking lot. There will also be a founders wall of blue glazed brick to provide accent color. Mr. Hauck said that the pavilion is generally a one-story horizontal structure, but does have a two-story clock tower. The pavilion will be constructed of red brick to match the high school building and they will have standing seam metal roof also to match the high school. There will be some exposed wood framing and accents. He said that the flag poles found on some of the drawings have been deleted and the building has been shifted slightly to avoid interference with an existing underground drainage pipe.

Ms. Cameron said that she understands that the location of the building will preclude its use when there are fireworks at the high school grounds. Mr. Hill said that they had extensive discussions regarding the possible use of the building when fireworks will be displayed. According to the Fire Marshal, once the fireworks arrive at the site, the pavilion building will be too close to the fireworks for use even before the fireworks are displayed. Mr. Hill said that it is not practical to shift the building far enough away from the firework launch area to make it usable. Mr. Hauck said that for the building to be open at all, it needs to be at least 300 feet from the launch point. At this time, the proposed location is only 225 feet from the launch point. Mr. Hill said that the DAF has no control over programs or events at the school, they are only looking to build this facility as a gift to the school. Ms. Cameron said that she is just looking for coordination of the building location with programs that already exist at the school grounds. Mr. Spain said that the Commission is not trying to micro-manage, just trying to plan ahead.

In response to questions, Mr. Graham said that currently outside vendors are brought in to sell food at football games as a convenience to the patrons. No money is made by the school. He said that they have had discussions with the booster clubs and PTA so that they might be able to run the concession stand during events, and therefore, the money would go back to the school athletic programs. He said that the bathrooms would be open on a schedule determined by the Board of Education. The BOE would be responsible for custodial services.

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Mr. Hill said there are no traffic impacts involved in the construction or use of the pavilion. There were no comments from the public regarding the application. Mr. Ginsberg said that the Police Department has concurred that there will be no traffic impacts. He also said that the Architectural Review Board discussed and approved the design of the structure at its meeting of September 17, 2013.

Mr. Spain believed that there is no need to keep the public hearing open regarding this matter. The following motion was made: That the Planning & Zoning Commission close the public hearing regarding the proposed pavilion and it will make a decision at a future meeting. The motion was made by Mr. Olvany, seconded by Mr. DiDonna and unanimously approved.

At about 8:35 p.m., Chairman Spain then read the following agenda item:

Special Permit Application #117-E/Site Plan, Land Filling & Regrading Application #314, Noroton Presbyterian Church, 2011 Boston Post Road and 2075 Boston Post Road and 25 Noroton Avenue. Proposal to construct additions and alterations to the existing Church, including modifying the existing parking area and playground; and to perform related site development activities. The subject properties are located on the northwest corner formed by the intersection of Boston Post Road and Noroton Avenue, and are shown on Assessor's Map #43 as Lots #3, #4, and #5 in the R-1/3 Zone.

Attorney Bruce Hill represented the Church and said that the Noroton Presbyterian Church will soon be celebrating their 150th anniversary. Special Permit #117 was first issued in in the 1950s for the church site, and that project involved construction of a new parsonage and a choir director's home. In 1958 there was an expansion of the Sunday School and Education wing and in the 1980s, the Special Permit was amended again involving the construction of a storm water detention basin and the exterior gardens adjacent to the main sanctuary building. Church school and day care programs currently occupy the Education Wing and over the years, modifications of the Special Permit have been granted for those facilities. At this time, they are proposing to demolition a portion of the existing building that connects the main sanctuary and the old historic chapel. That portion of the building will be removed and replaced with a new connector. Site changes regarding the playground and parking lot are also important aspects of the program. The playground will be relocated so that it will be on the same side of the access driveway as the existing classrooms. This will provide for greater safety and security of the children using the playground. The access drives and parking lot will be reconfigured and there will still be 191 on-site parking spaces. Enhanced landscaping and lighting will improve the facility. Mr. Hill said that they met with the Architectural Review Board (ARB) earlier in the month and the ARB had comments and input. The plan is being revised so the Commission should not pay attention to the elevation drawings that were previously submitted.

Dennis Kowal, Project Architect, explained that the chapel was constructed in the 1860s and the large sanctuary was constructed in the 1950s. Parking is generally located on the north and far westerly portion of the site. The access driveway from Noroton Avenue passes close to the rear portion of the building and children must cross that access driveway to get from the Education Wing to the playground. Entrances at the rear of the building are generally first floor or basement levels and need to be coordinated. Mr. Kowal said that they will be removing a 3,700 square foot, two-story center section and replacing it with a 15,500 square foot addition to reconnect the buildings. The major purposes of this addition are to create a fellowship/gathering room/entrance lobby and to make the

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main level of the buildings accessible from the revised parking area and to coordinate the various functions of the building within the structure. The lower level of the proposed addition will contain multi-purpose rooms for meetings of various sizes and a lobby area. The main level of the addition will have the main entrance lobby and various offices. He submitted and reviewed the front elevation drawings with a different façade treatment compared to what had previously been submitted to the Commission and the ARB. In response to questions, he said that the façade of the sunken garden will remain unchanged. The average grade is illustrated on that drawing because it counts for the grade for the entire structure. The grade of the sunken garden will not be changed.

Craig Flaherty, Professional Engineer, said that the proposed average grade is for the entire building and the grade around the sunken garden will not be altered. He said that a storm water detention basin was constructed in the northwest portion of the property in 1989. This detention basin was an attempt to dry out the lower level of the building. It has been very successful. Stormwater from the church building area is drained to the detention basin on the northwest portion of the site and then it is outlet through a pipe that travels through some private property and then to the Town drainage system in Patricia Lane. He said that the project now involves dealing with the existing site development and improving it through redevelopment. He said that traffic flow and traffic circulation will be improved within the site and it will reduce left turns on public streets. He said that they are not changing the width or the location of curb cuts on the Boston Post Road and therefore they do not need a permit from the state Department of Transportation. He said that the existing stormwater detention basin has an 8 inch outlet pipe and a 36 inch overflow pipe that travels through the neighbor's property. He said that the current project will increase the total building coverage and the total amount of impervious surfaces on the site. Porous asphalt will be used in part of the parking area and a grass swale will carry some of the stormwater from the paved parking area into a rain garden that will be constructed. There will not need to increase the stormwater basin to accommodate the increase of building coverage. Mr. Flaherty said that the Town has hired Joe Canas of Tighe & Bond Engineering to review the drainage plan. Mr. Flaherty said that Mr. Canas had submitted a 15 point list of comments and all of those comments have been addressed.

Mr. Flaherty said that the plan involves regrading the site to raise the ground elevation of the existing playground/new parking area to be flush with the entrance at the rear of the existing building. A retaining wall will separate that new elevated ground from the new playground, which will be at the existing low ground elevation. The playground will be adjacent to the classrooms. He said that the regrading will take 2 to 4 months and will be done in three phases of construction. At all times during the construction, they will maintain approximately at least 150 usable parking spaces. As part of the parking lot revisions, substantial landscaping will be added and the existing large flood lights on the building that shine toward the parking lot and the neighbors will be eliminated. New parking lot lighting fixtures will be installed. These new LED lights will be on poles in the parking area and pointed down rather than toward the neighbors. He said that the church has invited all the neighbors to meetings to hear the concerns of the neighbors and to address their questions. He said that the church will continue to work with the neighbors regarding the specific tree placement to maximize the screening effect of all new trees. He said that significant vegetation on the east side of the site will be added to soften the view of the revised parking area from the neighboring properties on the east side of Noroton Avenue. He said that approximately 27 trees need to be removed to accommodate the redevelopment, yet 87 new trees will be planted. He said that all of the regrading of the site has been designed so that water will still drain into the detention basin in the northwest corner of the site. He said the new generator location has been approved but the generator has not yet been installed.

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Mr. Hill said that they will return the ARB with revised architectural plans. He said that they have received approval from the Environmental Protection Commission (EPC) for the limited amount of work within the EPC jurisdiction.

Mr. Ginsberg said that the September 13, 2013 memorandum from Joe Canas has been added to the file, and distributed to the Commission members. The Police have responded to the referral and indicated that the proposed design seems acceptable. The Fire Marshal has indicated that they are working on the installation of a new fire hydrant at the church and revising the fire lanes.

Joe Canas, Professional Engineer, explained that his firm, Tighe & Bond, has been hired as a consultant on behalf of the Town. He said that there is a slight reduction in the volume of stormwater runoff being discharged and there will be an improvement in the water quality. Proposed work does meet the requirements of Section 880 of the Zoning Regulations. He said that in response to his September 13, 2013 memo, the applicant has responded and those responses are acceptable.

Rick Terhune explained that he is a neighbor to the rear of the site and said that he appreciates the church's efforts to communicate with and to work with the neighbors. He had questions about the porous asphalt and how it would be constructed and any changes to the stormwater detention basin and whether the catch basins will be open or closed. Mr. Flaherty explained there is a construction detail of the porous asphalt in the plans submitted to the Commission. He said that the asphalt mixture would be formulated without the very fine materials that usually fill the gaps between the larger stones. This allows the porous asphalt to have water drain directly through it. Under the four inches of asphalt there will be clean washed crushed stone with many voids. This enables the water to continue to drain down and not be trapped in the upper layers of asphalt. Beneath the stone will be layers of sand to allow the water to infiltrate into the ground. He said that the catch basins in the area will be open to allow surface water to drain into the basins. He said that the stormwater detention basin in the northwest corner will be changed minimally. There will be some temporary work on the north end of the structure to unclog the 8 inch outflow pipe and then they will be constructing a riprap swale and the wing walls that should minimize the clogging of that pipe in the future. He said that 4 trees will be planted in that area to provide additional screening. In response to another question, he said that he porous asphalt needs to be vacuumed annual so that sand and other debris does not clog the passages that allow water to drain through. He said that even if the asphalt is not properly vacuumed each year, it still functions adequately.

Linda Terhune of Patricia Lane, said the stormwater retention basin installed in the 1980s was also installed to dry out the basement at 21 Patricia Lane or 21 DuBois Street.

Criag Schorr of 21 Patricia Lane thanked the church for their efforts to communicate to the neighbors. He said that he still has some concerns about the stormwater drainage. He said that the drainage calculations are based on forecasted storms, but what if more storms are more powerful than foreseen. He wondered what would happen if the stormwater runoff exceeds the designs that are submitted. He also asked about maintenance and who is responsible for the maintenance of the stormwater detention area. He asked what would happen if lighting is still a problem. He also was concerned about noise, and said that there are no noise problems at this time but wanted to know if noise does become a problem, how it would be addressed.

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Lang Zou of 20 Noroton Avenue, said that he appreciates the efforts of the church to communicate with the neighbors. He said that a 12,000 square foot increase in space is likely to be well utilized and it will increase the number of people involved and the amount of activities at the church. Right now, there are many parking spaces and those parking spaces could be used more frequently.

Mr. Hill said that they want to respond to the concerns of the neighbors and will do so directly. Then when the Commission continues the public hearing, they will explain those responses to the Commission. He said that the Commission can require drainage maintenance and that it is usually a requirement of the Special Permit. He said that any new activities or functions at the church property will require Special Permit approval from the Planning & Zoning Commission. In response to questions, Mr. Flaherty said that the stormwater detention basin has an 8 inch diameter outlet pipe; through the neighbor's property there is a 36 inch pipe to handle any potential overflow; and that the 36 inch pipe connects in with the Town's drainage, which is only a 12 inch diameter pipe.

The Commission members discussed the continuation of the public hearing. The Architectural Review Board will meet on October 15. The Commission will therefore continue the public hearing regarding this matter on October 22, 2013. The following motion was made: That the Planning & Zoning Commission continue the public hearing regarding the Noroton Presbyterian Church application on October 22, 2013 at 8 P.M. in Room 206 of the Darien Town Hall. The motion was made by Mr. DiDonna, seconded by Ms. Cameron and unanimously approved.

At about 9:50 p.m., Chairman Spain then read the following agenda item:

Business Site Plan #31-E, TTJ Realty, LLC, Palmer's Market, 264 Heights Road. Proposal to construct a one-story addition to the northwest corner of Palmer's Market, and perform related site development activities. The subject property is located on the north side of Heights Road approximately 200 feet west of its intersection with Edgerton Street, and is shown on Assessor's Map #75 as Lot #27 in the Designed Commercial (DC) and Noroton Heights Redevelopment Overlay Zones.

Jeff McDougal of William W. Seymour & Associates Land Surveyors explained that the proposed addition on the north side of the existing building would be used partly as a storage freezer and partly as food preparation area. There is no increase of customer sales area as part of this addition. The proposed additional will cover an already paved area that leads from the main parking lot to the loading dock area. Mr. McDougal said that the proposed lift shown on the submitted plans will not be constructed. It had been eliminated due to cost and effectiveness problems. Mr. McDougal said that the Architectural Review Board had discussed the architectural design and approved the project on September 17, 2013.

Brian Dean explained that he is the builder for this project. He said the kitchen expansion is for prepared foods and catering that the store already prepares. The freezer unit will be constructed to provide easy access from the loading dock area to the storage area. Rather than having the freezer unit outside as a detached structure, it will be an addition to the building.

Mr. Ginsberg explained that the property boundaries overlap the common parking area and so this is a shared parking arrangement. He said no customer traffic flows concerns have been observed or

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expressed by the Police Department. Mr. Dean said there is more than adequate parking on the east side of the building as long as commuters don't park there.

The Commission members reviewed the plans. There were no comments from the public regarding the application. The following motion was made: That the Planning & Zoning Commission close the public hearing regarding this matter and will render a decision at a future meeting. The motion was made by Mr. Olvany, seconded by Ms. Cameron and unanimously approved.

At about 9:55 p.m., Chairman Spain opened the general meeting and read the following agenda item:

GENERAL MEETING

Coastal Site Plan Review #293, Reed & Renee Schwandt, 36 Baywater Drive, R-NBD Zone.
Request to remove four trees.

Commission members reviewed the applicant's submission and attachments. It was noted that four large trees need to be removed. Commission members noted that the trees are over grown and would prohibit the redevelopment of the property in compliance with the Regulations. The redevelopment application for the property is likely to be submitted in October for a public hearing in November. The following motion was made: That the Planning & Zoning Commission approve the applicant's request to remove four large trees from the property in accordance with the submitted materials. The motion was made by Mr. Olvany, seconded by Ms. Cameron and unanimously approved.

Chairman Spain read the following agenda item:

Amendment of Subdivision Application #602, Nastro/Blair, 360, 362, 366 Brookside Road.
Proposed modification of previously approved subdivision, by eliminating a shared driveway.

The applicant is requesting a modification of the subdivision approval that called for a common driveway on the southerly portion of the site. The common driveway serves two rear lots on the southeast and easterly portion of the original subdivision. Approximately one year ago the rear lot owner proposed amending the subdivision to create separate driveways for each of these two rear lots. At that time one of the neighbors, the Lowmans, objected to the modification. Since then, the Lowmans have sold their property and the new neighbor, who purchased the Lowman property, does support the application. Commission members noted that the elimination of the sharp turn in the shared driveway and replacing it with a new separate driveway will be safer than the current conditions.

Natasha Blair said that the front lot had contained a house but it has been demolished. A new house is being built on that front property. The new driveway for the new house will not conflict with the proposed/requested driveway from Brookside Road to the rear lot. Mr. Ginsberg said that each new driveway will need a Street Opening Permit from the Department of Public Works. Mrs. Blair said that all five members of the subdivision agree with the plan. Part of the old driveway will be removed and become grass. She said that the opening of the new driveway adjacent to Brookside Road will be flared to allow easy turning and to protect sight lines and allow people driving out of the driveway to turn left or right. She said that a storm drainage system has been designed by McChord Engineering and will be installed to manage the stormwater runoff from the new driveway.

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Ms. Cameron said that in the past, the Planning & Zoning Commission heard objections from the neighboring property owners. Now every owner agrees with the proposed changes. The following motion was made: That the Planning & Zoning Commission approve the modification of the subdivision to allow the construction of a separate driveway and elimination of the common driveway in accordance with the submitted plans and materials. The motion was made by Mr. Olvany, seconded by Mr. DiDonna and unanimously approved.

Chairman Spain read the following agenda item:

Approval of Minutes

July 23, 2013 Public Hearing/General Meeting

Typos and other minor corrections were discussed and agreed upon. The following motion was made: That the Planning & Zoning Commission adopt the corrected minutes. The motion was made by Ms. Cameron, seconded by Mr. Olvany and unanimously approved.

July 30, 2013 Public Hearing/General Meeting

Typographical errors and minor clarifications were discussed and approved. The following motion was made: That the Planning & Zoning Commission adopt the revised and corrected minutes. The motion was made by Ms. Cameron, seconded by Mr. DiDonna and unanimously approved.

Chairman Spain read the following agenda item:

Deliberations ONLY on the following (AND IF TIME PERMITS):

Coastal Site Plan Review #287, Flood Damage Prevention Application #328, Land Filling & Regrading Application #306, Stephen Milman, 5 Pratt Island. Proposal to install a retaining wall with associated fill, and perform related site activities within regulated areas.

Commission members noted that the CT DEEP comments were advisory and the Commission needs to make a decision regarding this matter. The proposed wall is not within the jurisdiction of the CT DEEP. Ms. Cameron said that the vegetative methods to stabilizing the soil have not been able to withstand the storm wave actions in 2011 and 2013. Mr. Spain noted that two engineers support the application to construct the low stone wall and anchor it to the existing edge. Ms. Cameron said that one DEEP concern about walls being near the water's edge is that the area adjacent to the wall will be scoured out. In this case, the scouring has occurred even before the wall was constructed. Mr. Ginsberg was instructed to draft a resolution for consideration at the October 8, 2013 meeting.

Chairman Spain read the following agenda item:

Coastal Site Plan Review #223-A Patrick & Janienne Hackett, 112 Pear Tree Point Road.

Proposal to construct a new detached garage, relocate the existing generator, install stormwater management, and perform related site development activities within a regulated area.

Commission members felt that this would be acceptable. Mr. Ginsberg will draft a resolution for consideration at the October 8, 2013 meeting.

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Chairman Spain read the following agenda items as they were discussed together:

Special Permit Application #188-B(2)/Site Plan, Darien Board of Education, Darien High School, 80 High School Lane. Proposing to utilize six (6) portable lights at the Darien High School Stadium Field for seasonal fall use by Darien High School fall sports teams for five years.

Special Permit Application #188-D(2)/Site Plan, Darien Junior Football League (DJFL), Darien High School, 80 High School Lane. Proposing to utilize six (6) portable lights at the Darien High School Stadium Field for seasonal fall use by DJFL for at least five years.

Commission members said that as long as the lights are only for practice and subject to the minimum use as described in the application, it would be acceptable to extend the permit for five years. Mr. Ginsberg will draft resolutions for consideration at the October 8, 2013 meeting.

Chairman Spain read the following agenda item:

Special Permit Application #125-D(3), Darien Junior Football League (DJFL), Holahan Field, 2 Renshaw Road. Proposing to install three temporary lights at Holahan Field for DJFL team practices on weekdays in the fall for at least five years.

Ms. Cameron said that having a five year approval seemed okay with the requirement that annual reports be submitted and that the DJFL continue to work with the neighbors to address issues and concerns. She said that it is important that during the Town Hall and Community Center renovations that some consideration be given to extend the power line out into the field so the temporary generators will no longer be necessary. Mr. DiDonna agreed and said that it would be appropriate to have the lights only for practice. Mr. Spain directed Mr. Ginsberg to draft a resolution with the same general conditions and standards as in the past for a five year time period. It was also noted that the actual dates of usage would not be known until the football schedules are created each year.

Any Other Business (Requires two-thirds vote of Commission)

The following motion was made: That the Planning & Zoning Commission consider two items under "Other Business". Those are the Hokin property at 25 Shipway Road and the Protected Town Landmark at 70 Old King's Highway North. The motion was made by Ms. Cameron, seconded by Mr. Olvany and unanimously approved.

Hokin, 25 Shipway Road

Mr. Ginsberg explained that the Hokin property involved two garage structures that were to be lifted up and relocated to a conforming location on the property. The new foundation has been installed in the correct location but as the contractor started the process of lifting the garages it became apparent that it would not be practical or feasible to lift the two old structures. The contractor has requested approval to demolish the old structures and construct the garages to the same size as had been approved but using new materials rather than relocating the old structures. Mr. Ginsberg said that since the project will result in complying structures, staff has administratively approved the modification. Commission members agreed that it was appropriate to handle this matter administratively.

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70 Old King's Highway North, Protected Town Landmark

Mr. Ginsberg explained that the Protected Town Landmark at this property had been granted several waivers in order to allow the construction of additions. During the construction process, it became apparent that more of the structure was removed than had been originally been made known to the Commission. Zoning Enforcement Officer David Keating said that he felt it was beyond his authority to review the modifications since this is a Protected Town Landmark. Commission members reviewed the detailed letter from project architect Neil Hauck. In the letter, Mr. Hauck explained the problems and the current status and the necessary changes to complete the project. Commission members discussed the situation and concluded that better communication should have been facilitated by the architect and the contractor to the Town regarding the status of the building. They reluctantly concurred that the remaining renovations and alterations can take place.

Mr. Ginsberg noted that the meeting scheduled for October 1, 2013 is full of public hearings and the meeting scheduled for October 8 has two minor public hearing items and then decision on numerous pending matters.

There being no further business the following motion was made: That the Planning & Zoning Commission adjourn the meeting. The motion was made by Ms. Cameron, seconded by Mr. Olvany and unanimously approved. The meeting was adjourned at 10:35 P.M.

Respectfully submitted,

David J. Keating
Assistant Planning & Zoning Director